

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



27 Still Haugh, Fountainhall, TD1 2SL

Guide Price £375,000



27 Still Haugh is a generously proportioned detached family home which is nestled in the picturesque village of Fountainhall, enjoying a lovely quiet cul de sac setting which offers a peaceful escape from the hustle and bustle of city life whilst still easily accessible for Edinburgh via the nearby A7. The property offers spacious accommodation which is flexible in layout; featuring a large conservatory out to the rear which provides a pleasant extension to the kitchen accessed via double doors. The lounge extends from front to rear; with patio doors opening out into the garden, and there is a family room set to the front of the property providing a useful space which could also be utilised as a home office or study if desired. Upstairs there are four generous bedrooms, one of which is en-suite, and a large family bathroom with four piece suite. Externally, the enclosed rear garden provides a safe family environment whilst also benefiting from an excellent degree of privacy. A garage and drive ensure there is ample private parking.



27 Still Haugh, Fountainhall, TD1 2SL

Guide Price £375,000

Ground Floor:
Entrance Vestibule
Hallway
Lounge
Family Room
Breakfasting Kitchen
Utility
Conservatory
Downstairs WC

First Floor:
Master Bedroom with En-Suite
Three Further Double Bedrooms
Family Bathroom

Enclosed garden
Garage
Drive



Location

Fountainhall is a lovely village situated north of Stow and Galashiels, just off the main A7 trunk road through the Borders. The village is popular with young families and professionals, with a primary school, community centre and an easy commute to Edinburgh, as well as the Borders railway station in nearby Stow also ideal for access to Edinburgh, Galashiels and Tweedbank. The region is well known for its beauty and the lifestyle it offers and this makes the area an attractive and enviable part of the country to reside in.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

Mains drainage, water and electricity. Double glazing, oil fired central heating.

EPC

D

Council Tax Band

G

Viewings

By appointment with the Selling Agent

Entry

By mutual agreement



Interested in this property?
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
Phone: 01896 758311
Fax: 01896 758112
Email: gala@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



27 Still Haugh, Fountainhall

Approximate Gross Internal Area = 175.8 sq m / 1892 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1D1201072)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.